

17.23 Town Housing (ZT23) - Laurelwood

17.23.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.23.2 Permitted Uses

- **child care**
- **housing, town**

17.23.3 Secondary Uses

- **boarding and lodging**
- **home business**
- **community care facility, minor**

17.23.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.66, together with an additional:
 - a) 50.0 m² per **dwelling unit** (either for the exclusive **use** of individual units or for the total **development**) for **use** as on-site parking, storage rooms or **accessory buildings** and for rooms used for mechanical or electrical facilities;
 - b) 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - c) 0.03 **floor area ratio** provided that it is entirely used exclusively for covered areas of the **principal building** which are open on one or more sides.

17.23.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.23.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m
2. The minimum **side yard** is 3.0 m.
3. The minimum **rear yard** is 3.0 m.
4. The minimum **setback** from a public **road** is 6.0 m.

17.23.7 Permitted Heights

1. The maximum **height** for **buildings** is 11.0 m but not more than three **storeys**.
2. The maximum **height** for **accessory structures** is 9.0 m.

17.23.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. **Townhouses** shall not be constructed on a **lot** which is less than 1,830 m² (19,698 ft²) in area. [Bylaw 8343, Apr. 26/10]

17.23.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

17.23.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.
2. For **town housing dwelling units** having a total **floor area** of less than 74.5 m², the minimum number of **parking spaces** per **dwelling unit** is 1.3 resident spaces and 0.2 visitor spaces.
3. For the purposes of the on-site parking and loading requirements in this subsection, the total **floor area** calculations shall exclude the **floor area** of those parts of the **building** used for on-site parking, or which are covered areas of the **principal building** which are open on one or more sides.

17.23.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.